

056.0

0002

0036.0

Map

Block

Lot

1 of 1

Commercial

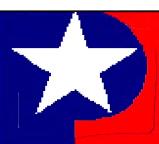
CARD ARLINGTON

Total Card / Total Parcel

1,152,600 / 1,152,600

USE VALUE: 1,152,600 / 1,152,600

ASSESSED: 1,152,600 / 1,152,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BRATTLE CT, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
340	17783.000	757,100		395,500	1,152,600	
Total Card	0.408	757,100		395,500	1,152,600	Entered Lot Size
Total Parcel	0.408	757,100		395,500	1,152,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	106.72	/Parcel: 106.72	Land Unit Type:

APPRAISED:	1,152,600
USE VALUE:	1,152,600
ASSESSED:	1,152,600
User Acct	37481
GIS Ref	
GIS Ref	
Insp Date	09/10/18

!4645!

USER DEFINED

Prior Id # 1:	37481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	00:53:50
LAST REV	
Date	Time
10/09/19	13:27:33
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

OWNERSHIP

Unit #:

Owner 1: SANTINI MARK & GARY--TRS	
Owner 2: SANTINI REALTY TR	
Owner 3:	
Street 1: 60 DUDLEY ST	
Street 2:	
Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
StProv:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .408 Sq. Ft. of land mainly classified as Office with a Office Building built about 1965, having primarily Conc. Block Exterior and 10800 Square Feet, with 1 Unit, 0 Bath, 4 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		17783		Sq. Ft.	Site		0	15.5	1.43	CF									395,500						395,500	

Total AC/Ha: 0.40824

Total SF/SM: 17783

Parcel LUC: 340 Office

Prime NB Desc COMM FR

Total: 395,500

Spl Credit

Total: 395,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

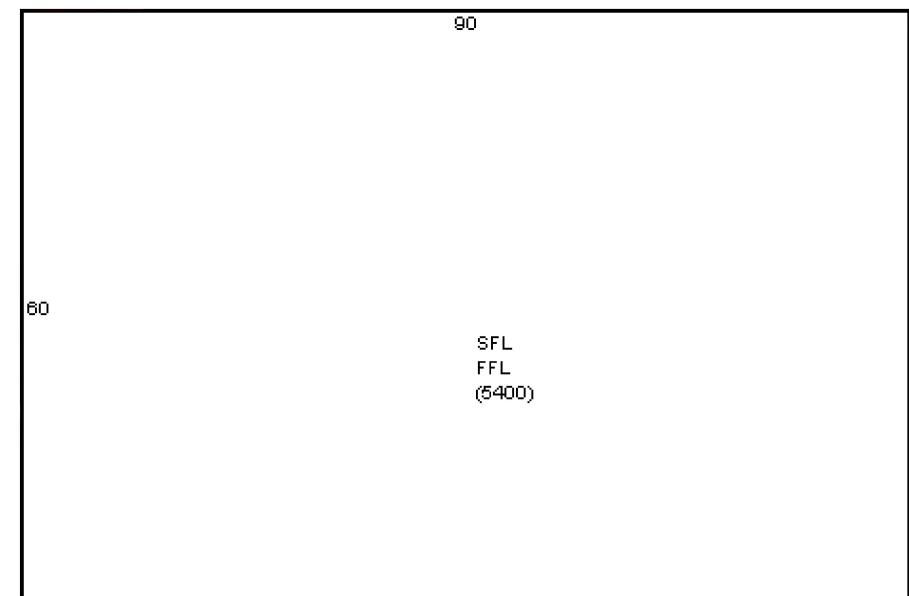
Type:	71 - Office	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	2 - Steel	
Prime Wall:	21 - Conc. Block	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	4 Rating: Average
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

LIFE LINE. AUTO WATER.	

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12
Prim Int Wal:	2 - Plaster
Sec Int Wall:	1 - Drywall 50 %
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	12 - Concrete 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled 0

CONDOS INFORMATION

Location:	
Total Units:	

Floor:	
% Own:	

Name:	
-------	--

DEPRECIATION

Phys Cond:	GD - Good	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28 %

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	0.89259261
Const Adj.:	0.95511633
Adj \$ / SQ:	89.516
Other Features:	37560
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1051589
Depreciation:	29445
Depreciated Total:	757144

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	
Special Features:	0
Final Total:	757100

Before Depr:	98.47
Val/Su Net:	70.10
Val/Su SzAd:	70.10

PARCEL ID 056.0-0002-0036.0

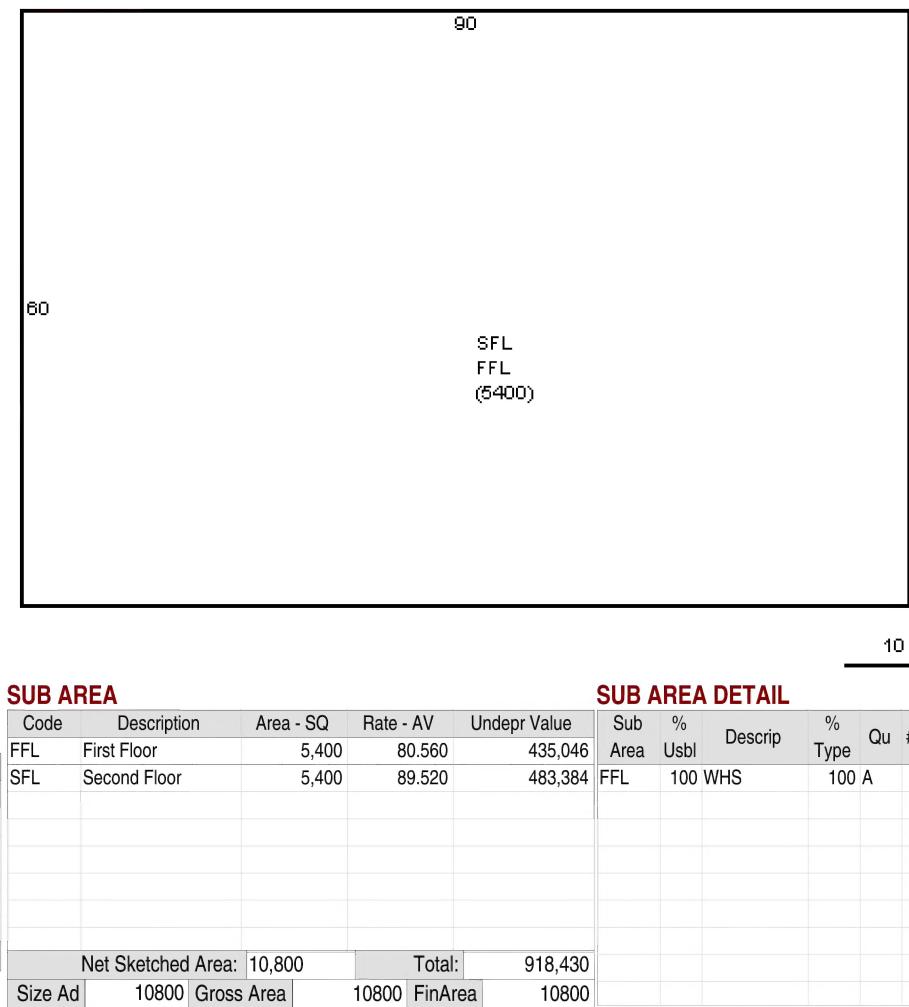
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

SKETCH**IMAGE**

AssessPro Patriot Properties, Inc